

**TOWN OF ROCKY HILL
GOVERNMENT OPERATIONS COMMITTEE, PUBLIC BUILDINGS COMMISSION,
& SCHOOL BUILDINGS COMMITTEE
SPECIAL JOINT MEETING OF OCTOBER 6, 2014**

Present: Nadine Bell, Chairwoman (Gov. Ops. Cmte.) (School Buildings Committee), Councilor Guy Drapeau (Gov.Ops. Cmte.) (School Buildings Committee), Brian Dillon (School Buildings Committee), Bryan Addy (Chairman-Public Buildings Commission) (School Buildings Committee), Todd Marchand (Vice Chairman-Public Buildings Commission), Tom Beaudoin (Public Buildings Commission), Chris Ford (Public Buildings Commission), Sal Ganci (Public Buildings Commission), Jay Kelly (Public Buildings Commission) and Peter Parrotta (Public Buildings Commission). Also present were: Guy Scaife (Town Manager), John Mehr (Finance Director), Jim Sollmi (Director of Public Works), Ken Biega (O & G Industries, Inc.), Lorel Purcell (O & G Industries, Inc.), Tyson Burk (O & G Industries, Inc.), Damon Cooke (O & G Industries, Inc.) (Left at 5:55 p.m.), Mike Sorano (Friar Associates), Mike Mancini (Director of Facilities for the Board of Ed) and Frank Morse, Chairman (BOE) (Left at 6:02 p.m.)

Those absent: Councilor Tim Moriarty (Gov. Ops. Cmte.) (School Buildings Committee).

I. CALL TO ORDER

Chairwoman Nadine Bell called the October 6, 2014 special joint meeting of the Government Operations Committee, the Public Buildings Commission and the School Buildings Committee to order at 5:37 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

II. APPROVAL OF MINUTES AND WORKING NOTES

Councilor Drapeau made a motion to approve the Minutes and Working Notes of the September 15, 2014 special joint meeting of the Government Operations Committee, the Public Buildings Commission and the School Buildings Committee. The motion was seconded by Brian Dillon and adopted unanimously by those present.

III. NEW BUSINESS

A. Update – West Hill School Sprinklers

Damon Cooke said this project is complete except for some remaining punch list items that they have to do. Brian Dillon told O & G Industries, Inc. and Friar Associates that from the Board of Education's perspective, they did a great job. He thanked them for all of their dedicated efforts and all of their hard work this summer.

C. Discussion and Action – RHHS Project – Value Engineering

Lorel Purcell handed out some information to the members. She said they were present this evening to go over the last remaining contracts and to award them, as well as to have some final decisions made as to the Value Engineering (VE) and what alternates are going to get accepted.

Lorel Purcell started her PowerPoint presentation at this time. She told everyone that she would do a GMP (Guaranteed Maximum Price) after this meeting and this will be based upon some of the decisions that are made this evening. She went over the Project Cost Summary. (Please see the First Attachment.) When all of the numbers are plugged in, they are at a deficit of \$77,540 but they will be able to bring this project in within the budget if they are to honor some of the decisions made with the VE. She asked if anyone wanted to talk about the Project Cost Summary but no one did.

Lorel Purcell then referred to the VE list. (Please see the Second Attachment.) This is collaborative between Friar Associates and O & G Industries, Inc. They feel if these items are accepted that the program of the project won't be significantly altered. She mentioned for the most part that none of this list has to do with finishes, except for one being the epoxy color of the countertop.

Lorel Purcell asked everyone how they wanted to accept this list or reject certain items so that she could take this out of her calculation and she asked them if they wanted to vote on each item individually. Brian Dillon said the Board of Education's Facilities Committee had met and discussed some of these, as well as they had a meeting with O & G Industries, Inc. and Friar Associates to talk about benefits or enhancements that certain VE items would provide. He then referred to Item # 4, Item # 7, Item # 8, Item # 16 and Item #27. The Board of Education felt that these items wouldn't diminish anything from the educational perspective or the finishes of the project so he didn't know if they wanted to look at these first. The total of these items comes to approximately \$188,767. He asked Lorel Purcell if these costs have been revised based on conversations with the contractors. Lorel Purcell said these are the contractors' final numbers and these have been checked through O & G Industries, Inc.'s office.

Chairwoman Bell asked if there was any discussion on these items or if everyone was okay based on the last meeting they had two weeks ago. Chairman Addy asked if these are definites that were chosen by the Board of Education. Brian Dillon said the Board of Education endorsed these items. Chairman Addy asked the Public Buildings Commission if they had any issues with these and they didn't. Brian Dillon asked if a formal motion should be made to accept these.

Commissioner Ganci said these are VE items that are on the table and if they decide down the road that they have extra money then they could put these back in. Lorel Purcell said yes but not necessarily for the same dollar value. Commissioner Ganci told them that they should all understand this before they make their choice. Commissioner Beaudoin referred to Lorel Purcell's comment about how this wouldn't be for the same dollar value. These prices will increase more than likely. Commissioner Ganci said he understands but it is not going to be like \$400,000 going to \$550,000. Lorel Purcell said there will be the increase of the labor cost or the materials.

Chairman Addy said they should walk through each of these individual items to say yes or no. They could then make a final motion as to what to accept or not accept. The five items that Brian Dillon had just referred to are definites. Chairman Addy said they can keep Item # 3 in, as well as anything that is part of the final product or finishes per the Board of Education.

Chairman Addy referred to Item # 5 and Item # 6, which are for site improvements. They will keep those as they are and they won't accept those VE items. Commissioner Ganci confirmed with Chairman Addy that he doesn't want to accept these and keep the credit. Chairman Addy said correct because this would cost more money to add these in down the road but he said they know that won't happen because the contingency money is going to get "eaten up". He thinks the end users will really want to have these items on their school. Brian Dillon said the other avenue is that these would end up coming out of the Board of Education's operating budget and that will cost them more as well. Commissioner Ganci referred to Item # 5 and he asked if there won't be any trash cans anymore if they can rid of this. Lorel Purcell said they would be using what they have now. She referred to Item # 6 and said they will be reusing the benches that they have out on the site now. Commissioner Ford asked if there would be reimbursement on the trash cans and the benches. Lorel Purcell thinks there would be but she will check with her office because she doesn't know what category the reimbursement is in. Commissioner Ford said these are important ones to him because they will be getting some back from the State if they are getting these through this contract but it will be all of their dollars for whichever contract this falls under if these aren't reimbursable. Lorel Purcell said these are all reimbursable.

Chairman Addy referred to Item # 9 being a definite taker because the plumbing contract was awarded without the underground tank.

Chairman Addy referred to Item # 13. He doesn't think that item is a big enough one for them to concern themselves with.

Chairman Addy referred to Item # 15. This is an aesthetics finish item that the Board of Education requested so they should leave this in. Commissioner Ganci mentioned about them saving \$10,000 and he asked if it really matters if the epoxy tops will be grey or black because of the change orders that they have been getting. Brian Dillon thinks this is for the long term durability of the color and the finish. He questioned what \$10,000 is out of a total project cost of \$50,000,000. Commissioner Ganci said the \$10,000s and \$20,000s will eventually add up to \$441,000. He told Brian Dillon though that he believes the Board of Education has already given quite a bit but he mentioned how they are also getting hit for \$23,000 for items and this job had just started two weeks ago. Commissioner Ganci thinks they are up to close to \$70,000 or \$80,000 worth of change orders already that they will be talking about this evening so this might help to offset some of this. Brian Dillon referred back to the black epoxy and he said that it will have a better chance of lasting twenty-five to thirty-five years that the school is going to be there. Commissioner Ganci said that Friar Associates and O & G Industries, Inc., who are professional, are recommending these items to them. He said though that this just sounds like it is a color issue and not a durability one. Brian Dillon said the conversation they had was about how the black would last longer than the grey. He asked why they had picked grey to begin with and he then told Mike Sorano that he had thought there was a reason with regards to the black versus the

grey. Mike Sorano said this is just for aesthetics. The grey is just a lighter color. Chairman Addy said the students will get the same education whether this is black or grey. Brian Dillon said he is fine with this and the point is well taken. They can switch this.

Commissioner Beaudoin said they are looking at a little over \$400,000 in VE options now and they also will have to encounter a host of change orders a little later on this evening. His bigger thing is whether or not the control package is completely off of the table or whether this option is still a viable one. His understanding based on conversations that he had with facilities before their last joint meeting is that this is an issue and they would like to see the base bid control package installed. This is with the understanding that there is a premium for the control package but they will be able to get the control package that will be in line with the rest of this Town if they save \$400,000+. He thinks this should be addressed because it is a big enough issue. Chairman Addy said they will get down to the \$50,000,000 they have to get at by taking the \$400,000. If they take the additional \$350,000 then they will be up. Commissioner Beaudoin said he doesn't know where the issue lies with the control package and if it is a moot point then it is but he hasn't been told definitively one way or the other. He has let his position be known to the public and to this body that he thinks this is something that needs to be put into this package. He won't lead this charge by himself though. Chairman Addy thinks this has pretty much been settled. Chairwoman Bell thinks this had been done at their last meeting. Chairman Addy said that would probably be the first item they would look at if they could come up with the extra \$350,000 in VE on top of this. He has spoken with some mechanical contractors who have worked with facilities department that have multiple systems and they haven't had any issues.

Chairman Addy referred to Item # 17 and Item # 18 and he thinks that Friar Associates' office has confirmed these so they will take these two items. He knows that Commissioner Ford has done some research on this and confirmed it.

Chairman Addy referred to Item # 23 and thought this is highlighted because it is going to be confirmed to see if Friar Associate's office is okay with this. Lorel Purcell asked Mike Sorano if Friar Associates had taken a look at this and he said yes. Chairman Addy said Dur-a-flex is one of the top brands from his experience so he doesn't have a problem with this. This item will be a yes.

Chairman Addy referred to Item # 24 and he said that relates to the food service equipment. He prefers to not touch this based on the overall value of the food service package, as well as the different details that go with it. Lorel Purcell said there would just be a few minor adjustments made to this and this would still give them the Multiteria serving counter. There won't be a different quality. Brian Dillon said this has been kicked around a few times and from the Board of Education's perspective from what they had talked about originally, this seems like this has been diminished twice so they aren't supporting this again. He told them that he isn't sure if they want to talk about diminishing this anymore. This is probably a focal point of the school that a lot of students expressed an interest in with regards to seeing it modernized with a lot of options. Commissioner Ford said that sometimes when they get the bidding contractors on board, they will see what the market bears and they have some ideas. Lorel Purcell explained what some of the changes are that have to do with this item. She told them if they want this to be left in then they will leave it in. Commissioner Beaudoin asked about this compromising the

aesthetics and Lorel Purcell said it won't. Commissioner Ganci said this might give them an opportunity to have this enhanced down the road too if this is something as simple as what they are saying. Lorel Purcell said this is nothing culinary. Brian Dillon said he wouldn't be supporting this change this evening and he wants to see this go back to the Board of Education. Commissioner Kelly asked Lorel Purcell if she said that part of this is due to some aggressive prices as well and Lorel Purcell said yes. Chairman Addy thinks that more information will need to be provided to the Board of Education Facilities Committee. Lorel Purcell said she can get the details on this.

Chairman Addy referred to Item # 25, which is for the propress fittings for the HVAC piping. He had confirmed with Friar Associates' office that propress is specified for all of their plumbing so they might as well use this for the HVAC piping. This is a warranty product and it is a \$51,000 line item. Commissioner Ganci asked if they hadn't seen an e-mail from an engineer's office that recommends that this is what they typically specify in all of the newer school projects. Chairman Addy said that Commissioner Ford is researching this and he has spoken to some contractors. This is the new thing. Lorel Purcell said some conditions have been put on Ferguson Mechanical in order to accept this change. Chairman Addy said this will make the installation easier and there is a lot less use of open flames so there will be less shutdowns of fire alarms, etc., which will be an added benefit.

Chairman Addy entertained a motion from the Public Buildings Commission to accept certain VE items which he had mentioned.

Commissioner Parrotta made a motion that the Public Buildings Commission accept the following VE (Value Engineering) Items: Item # 4, Item # 7, Item # 8, Item # 9, Item # 15, Item # 16, Item # 17, Item # 18, Item # 23, Item # 25 and Item # 27. The motion was seconded by Vice Chairman Marchand and adopted unanimously. (Please see the Second Attachment.)

Brian Dillon made a motion that the School Buildings Committee accept the following VE (Value Engineering) Items that had just been approved by the Public Buildings Commission: Item # 4, Item # 7, Item # 8, Item # 9, Item # 15, Item # 16, Item # 17, Item # 18, Item # 23, Item # 25 and Item # 27. The motion was seconded by Bryan Addy and adopted unanimously by those present. (Please see the Second Attachment.)

Councilor Drapeau made a motion that the Government Operations Committee approve the VE (Value Engineering) list that was approved by the School Buildings Committee and the Public Buildings Commission: Item # 4, Item # 7, Item # 8, Item # 9, Item # 15, Item # 16, Item # 17, Item # 18, Item # 23, Item # 25 and Item # 27. The motion was seconded by Chairwoman Bell and adopted unanimously by those present. (Please see the Second Attachment.)

Lorel Purcell said she would adjust the Project Cost Summary with whatever this total comes out to.

Brian Dillon said he wanted to put on the table the adding of some alternates at this time. Lorel Purcell continued on with the PowerPoint presentation at this time with regards to the slide for that. (Please see the Third Attachment.) The idea was for them to make an approval or rejection of any of the Add Alternates that they hadn't addressed already. Add Alternate No. 10 was the only one that they had addressed.

Chairman Addy referred to Add Alternate No. 3 and he said that is a priority. This had been discussed at their last meeting. This is a maintenance and aesthetics thing.

Chairman Addy referred to Add Alternate No. 8 and thinks this is a no-brainer. The concrete and masonry contractors had included all of this work in their base proposals and he thinks this is a bargain.

Chairman Addy knows the Board of Education hasn't expressed an interest in going with any of the other items as Add Alternates. Brian Dillon said that is correct in light of the current budget situation.

Lorel Purcell said the low bidder for the ceramic tile will be changed if they accept Add Alternate No. 3. This is because the combination of the base bid and this Add Alternate number will go to M. Frank Higgins and Co., who is also the flooring contractor. Commissioner Beaudoin asked if that job hasn't been awarded yet. Lorel Purcell said no and she said this is what tonight is all about. Commissioner Ganci confirmed that the flooring and ceramic person will be one and the same. Lorel Purcell said yes if Add Alternate No. 3 is accepted.

Commissioner Parrotta asked if the touchpads for the swimming team that hang over the side of the pool are going to be touched at some point if all of the tile is going to be removed on the top. Lorel Purcell asked Commissioner Parrotta if he meant the replacing of them. Commissioner Parrotta said yes. These are not the way they should be electronically. He is asking if they should have this done right if they are going to go through all of this work. Brian Dillon said absolutely. They have heard this same concern before but he doesn't think the current project envisions this. These need to be permanently installed. Chairman Addy said this will require sketches and further pricing at some point. Brian Dillon said this can come out of the equipment package for the project.

Lorel Purcell said the abatement and demolition contract has already been awarded for Add Alternate No. 3. so the \$4,500 that makes up some of the total would be a change order. There will also be a change order for Add Alternate No. 8 that will be going to the site contractor. The only thing that won't be a change order is what will be written into the ceramic tile contract.

Chairman Addy entertained a motion from the Public Buildings Commission to accept Add Alternate No. 3 and Add Alternate No. 8.

Commissioner Beaudoin made a motion that the Public Buildings Commission accept Add Alternate # 3 (replace all ceramic tile on pool deck) and Add Alternate # 8 (new retaining walls outside Lower Level Filter room). The motion was seconded by Commissioner Parrotta and adopted unanimously. (Please see the Third Attachment.)

Brian Dillon made a motion that the School Buildings Committee accept Add Alternate # 3 (replace all ceramic tile on pool deck) and Add Alternate # 8 (new retaining walls outside Lower Level Filter room). The motion was seconded by Bryan Addy and adopted unanimously by those present. (Please see the Third Attachment.)

Councilor Drapeau made a motion that the Government Operations Committee accept Add Alternate # 3 (replace all ceramic tile on pool deck) and Add Alternate # 8 (new retaining walls outside Lower Level Filter room). The motion was seconded by Chairwoman Bell and adopted unanimously by those present. (Please see the Third Attachment.)

Lorel Purcell referred to the alternate funding of \$152,000. She mentioned how Councilor Moriarty had raised a concern about how that should have been in the referendum. Lorel Purcell said this is \$152,000 worth of work that is outside the property limits of this project that isn't reimbursable. The idea is to take this out of the funding for the Town's roads. She has spoken to Finance Director Mehr and Jim Sollmi about this. She asked them if they want to continue on this path of the math of accounting for this, this way. Chairman Addy confirmed that this would come out of their \$1,000,000 contingency if they are to put this back in the project. Lorel Purcell said right. Brian Dillon said this also isn't an eligible project expense for reimbursement. Chairman Addy questioned why they would keep this in the project then and Brian Dillon said that is correct.

B. Award of Bids – RHHS Project

There were six contracts that remained to be awarded. Lorel Purcell mentioned the process that they already had gone through for their structural people and their general trades' people, etc. She knew that one of the six that was left had to be changed. Chairwoman Bell said this is for the flooring. Lorel Purcell said that contractor's award will actually be a total of \$320,000.

Chairman Addy said the Public Buildings Commission just needs to recommend contract awards. Councilor Drapeau said Bid Package 1.12 – Ceramic Tile needs to change (according to the Resolution they had). Chairman Addy asked if that could be changed before the Town Council meeting this evening. Brian Dillon recommended that the Public Buildings Commission and the School Buildings Committee go through this now and then the Resolution could be changed. Chairwoman Bell asked Finance Director Mehr if he would have an updated copy of the Resolution for this evening's Town Council meeting and he said he would.

Chairman Addy said he would entertain a motion from the Public Buildings Commission to recommend contract awards and he mentioned what these would be.

Before this motion was made, Commissioner Beaudoin said he had a little bit of a concern with the communications package. He is assuming that these contractors were scoped but he is concerned about who is 20% cheaper on this package versus the lot out there. There is a nominal delta between D/E/F and the lot. He asked to what end the scope went through because he doesn't want to find out that they are going to get hit with shortages, etc. Lorel Purcell told

Commissioner Beaudoin that they pretty much had asked the exact questions he just had and she said that the contractor has the quantity covered. Lorel Purcell said they had two scope reviews with this contractor and they had met with him and Dyson the second time. Jahala Grous (IT Director for the Board of Education) is also familiar with this company and she has worked with them in the past. This company has worked with Dyson before and Lorel Purcell mentioned that this company has expanded its business. Commissioner Beaudoin asked Lorel Purcell if the 20% delta doesn't make her nervous going into this and she said no. There is also an allowance in the bid. Chairman Addy confirmed that they are bonded. Lorel Purcell said this company has given them a bid bond and they will also have to give performance and payment bonds. They will get this on all of the contractors.

Chairman Addy asked again for the motion.

Commissioner Ford made a motion that the Public Buildings Commission recommend contract awards for the following: Bid Package No. 1.10 – Acoustical to Central Connecticut Acoustics, Inc.; Bid Package No. 1.11-Flooring to M. Frank Higgins and Co.; Bid Package No. 1.12-Ceramic Tile to M. Frank Higgins and Co. (and Add Alternate 3).; Bid Package No. 1.13-Painting to MacKenzie Service Corp.; Bid Package No. 1.14 – Food Service Equipment to Kittredge Equipment; and Bid Package No. 1.19 – Communications and Security to D/E/F Services Group. The motion was seconded by Commissioner Ganci and adopted unanimously.

Brian Dillon made a motion that the School Buildings Committee approve the Bid Packages that were just recently recommended by the Public Buildings Commission: Bid Package No. 1.10 – Acoustical to Central Connecticut Acoustics, Inc.; Bid Package No. 1.11-Flooring to M. Frank Higgins and Co.; Bid Package No. 1.12-Ceramic Tile to M. Frank Higgins and Co. (and Add Alternate 3).; Bid Package No. 1.13-Painting to MacKenzie Service Corp.; Bid Package No. 1.14 – Food Service Equipment to Kittredge Equipment; and Bid Package No. 1.19 – Communications and Security to D/E/F Services Group. The motion was seconded by Commissioner Ganci and adopted unanimously. The motion was seconded by Bryan Addy and adopted unanimously by those present.

Councilor Drapeau made a motion that the Government Operations Committee recommend the Resolution – Award of Bids – Rocky Hill High School Project – Six Trade Packages to the Town Council that were previously approved by the School Buildings Committee and the Public Buildings Commission. The motion was seconded by Chairwoman Bell and adopted unanimously by those present.

BE IT RESOLVED that the Town of Rocky Hill Town Council approves the award of bids and authorizes O&G Industries, Inc. to enter into contracts for the following trade packages for the Rocky Hill High School Renovate as New Project:

Bid Package No. 1.10 – Acoustical:

Central Connecticut Acoustics, Inc. – base bid of \$370,020

Bid Package No. 1.11 – Flooring:

M. Frank Higgins and Co. – base bid of \$720,000

Bid Package No. 1.12 – Ceramic Tile:

**M. Frank Higgins and Co. – base bid of \$260,000
and Add Alternate 3 for \$60,000**

Bid Package No. 1.13 – Painting:

MacKenzie Service Corp. – base bid of \$509,889

Bid Package No. 1.14 – Food Service Equipment:

Kittredge Equipment – base bid of \$582,153

Bid Package No. 1.19 – Communications and Security:

D/E/F Services Group – base bid of \$927,000

Report and Recommendation

Scope reviews were performed with each of the trades listed above from August 15, 2014 through October 3, 2014.

O&G Industries is Construction Manager at Risk and will be holding the trade package contracts.

Lorel Purcell said she will revise her Project Cost Summary based on the VE she heard about tonight and based on the adding in of the two alternates. She asked what she has to adjust so that they aren't over budget. Brian Dillon said from the perspective of the Board of Education that they have added some additional enhancements back into the project and they have added some VE items in. They would be funding the FF & E and the technology on the out years. The Board of Education typically does this in its budget. From what they just added as alternates and from what they didn't take as VE, they are probably short approximately \$181,000 so he wanted to discuss with everyone the authorizing of O & G Industries, Inc. to reduce the FF & E & Technology items by up to \$100,000 each for the purposes of establishing the GMP. Hopefully they will be able to recoup this later on in the project through the owner's contingency. He said that he would entertain a second to the motion to have this opened up for discussion. Chairman Addy said he would second this recommendation. He asked if the values are enough to cover them for what they are looking at as far as shortfalls. Brian Dillon said from the math he was doing that it looks like they are \$180,000 short right now so this should allow O & G Industries, Inc. to establish the GMP if they allow up to \$100,000 each from FF & E and technology. Commissioner Ganci thinks they added approximately \$45,000 tonight from some of the VE items so it sounds reasonable to allow up to \$100,000 from FF & E and \$100,000 from technology. Chairman Addy said they have to keep in the back of their minds the change orders that have already come up and he asked if this includes the \$170,000 number. Brian Dillon said it doesn't but he is hearing that there might be a difference on the pricing on some of the things that still might need to be negotiated for the potential change orders. He told them that they might want to wait now to see what these are actually. Lorel Purcell asked if this was to do the GMP. Brian Dillon said this would be for the other issues that have happened. Commissioner Beaudoin confirmed that they have a contingency authorization that they would tap first for change orders. Lorel Purcell said they won't do anything until they get approval for it. They will come up with the final price and present it to them for their approval. Brian Dillon asked the

Public Buildings Commission if they would be comfortable in reducing the FF & E and technology budgets now. This could be funded down the road through the Board of Education's budget and through contingency. The Commissioners agreed.

Chairman Addy made a motion that the Public Buildings Commission authorize O & G Industries, Inc. to reduce the FF & E and Technology line items up to \$100,000 each for the purposes of establishing a GMP. The motion was seconded by Commissioner Ganci and adopted unanimously.

Brian Dillon made a motion that the School Buildings Committee authorize O & G Industries, Inc. to reduce the FF & E and Technology line items up to \$100,000 each for the purposes of establishing a GMP. The motion was seconded by Bryan Addy and adopted unanimously by those present.

Chairman Addy asked how they should recognize the anticipated upcoming costs and he asked if they should increase their \$1,000,000 contingency on the project upfront. Brian Dillon recommended that they tap the existing contingencies they have going forward now for the change orders they have on the table. Commissioner Ganci asked for a clarification on the contingencies that they have. Lorel Purcell said they have \$1,269,690 for the Construction Manager (CM) contingency and they have \$1,000,000 for the owner's contingency. Commissioner Ganci asked at their discretion, if they have \$2,269,690 to work with. Ken Biega said the GMP will include the CM contingency. He gave an example of the high voltage line and whether that would be part of the CM contingency or not. He told them that they would have this discussion with them. He then referred to an owner's change and what would come out of the owner's contingency. He gave an example of them wanting to change a science room by adding additional cabinets, etc. That will be outside of what the intent of the drawings is. Commissioner Ganci asked who would make the decision about the CM contingency and when to use it. He asked Ken Biega if he would still have to get authorization. Ken Biega said yes. They will ask if they can transfer some money from the contingency back to the Town when they get closer to the end of the project, when they have reduced a lot of the unknowns and if they have a big contingency left. They don't want to wait until the end of the project to have a huge amount of money turned back if it is needed for additional items. Commissioner Ganci agreed.

Commissioner Beaudoin referred to the example about the demo as to who would own the high voltage or low voltage. He then went on to say that it already has been put forth that the Town owns this and they bought it. He told Ken Biega that it would then be his job in effect to make sure that the contractors had clearly been scoped to make sure that they had this. Ken Biega said correct. Commissioner Beaudoin asked how this would be picked up and paid for if they decided to not approve the CM contingency because this was missed for whatever reason. He then asked why the Town should "eat this" if this should have been picked up in the scope already. Ken Biega said they aren't perfect. Items will come up that they should have picked up but that they will miss. This is what the contingency is for. Brian Dillon thinks the biggest debate is going to be whether this comes out of the "right pocket" or "left pocket". They will have that discussion with O & G Industries, Inc. Commissioner Beaudoin wanted to go on record saying that he doesn't necessarily agree with those sentiments. He told Ken Biega that he can appreciate that he might not be perfect but he is getting a stipend as the CM with the

expectation that he is covering their back. Ken Biega said that is correct. Commissioner Beaudoin said he would not have a problem approving something if it is an unknown but he won't be voting for something if it should have been picked up in the scope. Ken Biega said Lorel Purcell does a great job but he will come back to them explaining why items are missed and why these are going to come out of the CM contingency.

Commissioner Ganci referred to the contingency and he said the allowances were reduced by \$441,000. Lorel Purcell said this was by \$183,000. Commissioner Ganci asked where that money went and what line item it is going to. Ken Biega said that went back to cover the additional cost of construction. Lorel Purcell said it is going to the bottom line because they were over budget. Commissioner Ganci asked if they aren't going to have that money available to them if they run into a snag. Lorel Purcell said it is gone.

IV. BILL PAYMENT RECOMMENDATIONS

Councilor Drapeau made a motion that the Government Operations Committee recommend the following invoices for payment to the Town Council: the one from Friar Associates for \$20,750; the one from Consulting Engineering Services, Inc. for \$1,950; the one from G. Donovan Associates, Inc. for \$242,081.85 and another one from G. Donovan Associates, Inc. for \$149,967. The motion was seconded by Chairwoman Bell and adopted unanimously by those present. (Please see the Fourth Attachment.)

V. OTHER BUSINESS

A. Update – Stevens School Sprinklers

Finance Director Mehr said Friar Associates was hired to design the sprinklers for Stevens School and West Hill School. West Hill School has been done. There is an enhancement to this project at Stevens School and that has caused that contract to go up \$20,000. Mike Sorano said the Board of Education had asked him to take a look at the accessibility of Stevens School which has been an ongoing issue because handicapped people can't get from the lower floor to the upper one. There are some ideas about having an elevator added to the school. The discussion at that point had been for this to be a standalone project but then they decided to put this into the sprinkler project because they were already going to the State Department of Education with that, which is reimbursable as a code violation project. He was asked to put a couple of design concepts together. He put together an additional service to his base contract for the sprinklers so that this includes the elevator. Chairwoman Bell asked Finance Director Mehr if this will be coming out of the account for the sprinklers. Finance Director Mehr said this contract had been approved by the Town Council approximately eighteen months ago and they are taking this money out of nonrecurring. Chairman Addy asked if they were looking for a motion to approve this. Finance Director Mehr said there is basically a change order to the original contract. The increase will be from \$42,700 to \$62,800. Chairwoman Bell mentioned this as being just a FYI. Brian Dillon said from the Board of Education's perspective that they were continuing on with this sprinkler project, which is the offset to the West Hill School one and the Public Buildings Commission had looked at that this year. He referred to the ongoing issues they have been having at Stevens School with regards to accessibility for handicapped individuals. This project

(elevator) was put on the table and they are looking at having this funded out of the school Capital Improvement Account. Commissioner Parrotta asked if this will be an electric elevator and he was told that it will be a hydraulic one. Chairman Addy asked if this should get authorized through the Public Buildings Commission since it will be a change to the contract. Brian Dillon said no and he mentioned again how this will be funded so this will be going to the Town Council. Finance Director Mehr said this just needs to get approved by the Government Operations Committee.

Councilor Drapeau made a motion that the Government Operations Committee accept the amendment to the Professional Services Agreement to provide architectural and structural design services and a professional cost estimate to provide an elevator, area of refuge and additional life safety compliance to the existing Stevens Elementary School for a total of \$20,100. The motion was seconded by Chairwoman Bell and adopted unanimously by those present.

Chairwoman Bell asked for a motion to adjourn. Commissioner Beaudoin asked if they were going to go over the change orders. Chairwoman Bell said they didn't have the final numbers. Chairman Addy said the final numbers had been received today. Finance Director Mehr said the Town needs to give permission to O & G Industries, Inc. to pursue the asbestos abatement. A change order of \$9,000 is being anticipated.

Chairman Addy told Tyson Burk that he had sent over PCO # 2 and PCO # 3 today and he asked him if those are the numbers or if those are going to change. Tyson Burk said the numbers for the fire access road wouldn't change. The numbers for the relocation of the line are based off of the current design but they are requesting to pothole and verify the line location before they proceed with anything in order to make sure that the line is in the location that they have it. Chairman Addy asked if authorization is needed and Tyson Burk said authorization is needed to pothole and verify that that is the actual alignment they are going to be doing. They want authorization to purchase the line and proceed with that construction. Chairman Addy confirmed that nothing had to be decided on now that would be pertinent to their schedule or that would be holding anything up. Tyson Burk said they will definitely want authorization to purchase, procure and install the line once they pothole and verify the line location because that is important to their schedule. Commissioner Beaudoin asked if they could have this by the end of the week. Tyson Burk said yes if they get the authorization to pothole. The line runs right through where the new addition is right now so this is important. Chairman Addy said this can't wait until their next "super meeting" next month because the excavation for the addition is anticipated on being started in two weeks. Authorization will be needed from them to proceed with this and he believes there is a one week lead time on the manholes that are required for this. They would either have to hold another "super meeting" within a week once they get the final numbers or they can authorize them to proceed on the T & M basis not to exceed the \$120,000.

Mike Mancini told Chairman Addy that he was absolutely right on everything he said. Mike Mancini said they have the detailed information for the labor and the materials for the actual relocation of the wire itself but they don't have what they are going to need to do the test pitting to make sure that it is where it is and to make sure that it isn't going to cost them anymore where they are locating it. They are asking for authorization to move forward with the change order for

labor and materials. There is the one element where they would want a number not to exceed an amount in order to allow them to do the potholing and the test pitting.

Commissioner Beaudoin asked why they are going with 4 X 4 manholes versus a Quazite box with a rated cover. Tyson Burk said they are going with what the manufacturers have in stock. They are going with concrete traffic rated intercept manholes because two of the locations that these are going in are part of the fire access road. Commissioner Beaudoin said this could be done with a Quazite also with a rated cover. These are in stock. He then referred to the 500 mcm copper that they are pulling but they have a credit already that was entertained for aluminum. He asked why they aren't using aluminum versus copper. Tyson Burk said the existing line is copper and they will be splicing into that in two locations so that is why they are going with copper. Commissioner Beaudoin asked if they are going to be picking this up in a manhole and splicing it in that. Tyson Burk said they will be intercepting the conduit and picking it up just on a radius. Commissioner Beaudoin said he saw a quote for the copper. He does this every year so he has an opportunity to do a takeoff comparatively. This is substantially less than this. He isn't calling Dyson into question whatsoever but he would like to find out what the lay of the land is. Commissioner Beaudoin said that he can do a takeoff. He would like to get a little more information before he authorizes \$130,000 for the repair of an underground pipe. Tyson Burk said the change order being provided has quotes for the pull boxes. Commissioner Beaudoin said he saw the quote. He thinks if they are going to go with a 4 X 4 that these will be readily available in stock so he isn't going to question the quote of the manufacturer but he is talking about standard commodities that are part of the change order that was submitted that he had gotten a copy of.

Chairman Addy said there is going to be a meeting every Thursday afternoon at the trailer (at RHHS) to go through change orders in detail. Commissioner Beaudoin said they will have spent \$120,000 against their contingency authorization if they give the go ahead to do this. They are two weeks "into the game" in effect and they will already have taken more than 10% of their contingency. Chairman Addy asked if they have to make a decision to authorize them to at least procure the lead items and the materials for this until things get finalized. Brian Dillon said he would just authorize to have the test pits done so that they will know what they are getting into right now and then they can come back. Chairman Addy said that is a minor thing within the threshold so that wouldn't have to go through them at this point.

Mike Mancini told everyone that he wanted them to understand that a lot of this is going to affect the schedule of the work because all of the foundations can't be dug if they don't move the line and they will be looking at delay claims. They understand them questioning the dollars but he said they are in a very difficult situation and they could be paying a lot more in delay claims. Brian Dillon suggested that they start with the test pits. Commissioner Ganci agreed and he said that delay claims can be worked around. He said that it sounds like the cost of the material is a substantial part of the concern. Commissioner Beaudoin said they will save a "boatload" if they go with aluminum. They can splice aluminum with copper but as a professional, he would rather not. The price of copper fluctuates obviously and his price was a bit less than what they had. Commissioner Parrotta asked Tyson Burk if they did an estimate on vacating that and putting all aluminum in exactly where they want it to go so that this won't be affecting another project down the road in the future. Commissioner Parrotta asked if it is really wise to keep this there

anyways if it is four inches down. Tyson Burk said the relocation will eliminate that and it will bring this to the limits of the construction. This won't be in conflict with any grading.

VI. ADJOURNMENT

Chairman Addy made a motion to adjourn the Public Buildings Commission special joint meeting at 6:49 p.m. The motion was seconded by Commissioner Ganci and adopted unanimously.

Brian Dillon made a motion to adjourn the School Buildings Committee special joint meeting at 6:50 p.m. The motion was seconded by Bryan Addy and adopted unanimously by those present.

Councilor Drapeau made a motion to adjourn the Government Operations Committee special joint meeting at 6:51 p.m. The motion was seconded by Chairwoman Bell and adopted unanimously by those present.

Respectfully submitted,

Jo-Anne Booth
Recording Secretary